

013049/23

I-12980/2023



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

11/9  
S-2283292

AH 640188  
Certified that the document is admitted  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the part of this document.

*[Signature]*  
District Sub-Register-II  
Alipore, South 24-Parganas  
11 SEP 2023

**DEED OF FREE GIFT FOR STRIP OF LAND**

THIS Deed of Gift made this the 11<sup>th</sup> day of September, 2023, BETWEEN M/s R.D. Alloys Pvt. Ltd., (CIN – U27320WB1971PTC027983) (PAN NO – AABCR2670R) Company incorporated under the provisions of the Companies Act, 1956, having its registered office at “Chowringhee Court” 55/1 Chowringhee Road, Unit -28, P.S. Park Street, P.O. Russel Street, Kolkata 700071, duly represented by its Director Mr. Sayuj Dhandhanian (Adhar No 517351233497), (PAN No CDAPD3254Q) Son of Late Manish Dhandhanian, by faith Hindu, Residing at 4, Middleton Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, hereinafter called the DONOR (which expression, where the context will so admit, shall mean and include his heirs, legal representatives, successors and assigns) of the ONE PART AND THE KOLKATA MUNICIPAL CORPORATION, a body corporate constituted under the West Bengal Act LIX of 1980, having the Central office at 5, S.N. Banerjee Road, P.S. Taltola, Kolkata –700 013, hereinafter called the DONEE (which expression, where the context will so admit, shall mean and include its successors and assigns) of the OTHER PART.

151921

17 AUG 2023

S.L. No.....Sold To.....  
Rs.....Addrs.....

RAJIB KR. MONDAL  
Advocate  
Sealdah Bar Association  
Criminal & Civil Court at  
Kolkata - 700 014

**G.C. SAHA**

(Govt.) LICENSED STAMP VENDOR  
11A, Mirza Galib Street, Kol-87

Issue Date.....Sign.....

17 AUG 2023



District Sub Registrar-II  
Alipore, South 24 Parganas  
11 SEP 2023

WHEREAS the DONOR is the absolute owner and occupier of the land/land with structures measuring about 5923.91Sq.Mt.,as per deed and 5823.457 Sq.Mt. as per physical more or less being Premises No 2B, Pagladanga Road, (Formerly 2 and 3/1 Pagladanga Main Road), P.S. Tangra, P.O. Tangra, Borough No VII, Ward No. 57, Kolkata 700015 under Kolkata Municipal Corporation, And here as the DONOR is going to submit a building plan to the KMC for construction of a building at Premises No. 2B, Pagladanga Road, (Formerly 2 and 3/1 Pagladanga Main Road), P.S. Tangra, P.O. Tangra, Borough No VII, Ward No. 57, Kolkata 700015.

WHEREAS the DONOR has expressed its desire to make a free gift a strip of land lying and situated on the north east side of the Premises No. 2B, Pagladanga Road, (Formerly 2 and 3/1 Pagladanga Main Road), P.S. Tangra, P.O. Tangra, Borough No VII, Ward No. 57, Kolkata 700015 measuring about 1247.89 Square feet corresponding to 115.932 Sqm., for strengthening and widening the Road which is more fully described and delineated in the map annexure hereto and demarcated with RED border line therein, as required U/S 405, of the Kolkata Municipal Corporation Act, 1980, for sanction of building plan and whereas the said proposal or offer of the DONOR has been accepted by K.M.C., the DONEE and it has been decided inter-alia that the gift of the strip of land measuring about 115.932 Sqm.

NOW THIS INSTRUMENT WITNESSETH that in consideration of the Premises the DONOR, of its own free will and accord and while on sound state of body and mind hereby grants and conveys into the KMC All That piece of the strip of land measuring more or less 1247.89 Sq.ft. corresponding to 115.932 Sqm, out of 88 Cottah, 9 Chittack corresponding to 5923.91 Sqm. more or less, being a portion of Premises No. 2B, Pagladanga Road, (Formerly 2 and 3/1 Pagladanga Main Road), P.S. Tangra, P.O. Tangra, Borough No VII, Ward No. 57, Kolkata 700015 more fully described and delineated in the map annexure hereto and demarcated with RED border line therein.

WHERE TO the KMC the said strip of land is free from all encumbrances as the owner for the purpose of widening the road, Tthe Kolkata Municipal Corporation Road at the former of the said Premises No. 2B, Pagladanga Road, (Formerly 2 and 3/1 Pagladanga Main Road), P.S. Tangra, P.O. Tangra, Borough No VII, Ward No. 57, Kolkata 700015 AND THE DONOR hereby covenants with the DONEE that No withstanding anything done by the DONOR or knowingly suffered by the DONOR. The said land for all practical purpose will vest in the Kolkata Municipal Corporation absolutely and forever, this gift is for public purpose.

#### SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel strip of land containing an area of 1247.89 Sq.ft. corresponding to 115.932 Sqm, more or less out of 88 Cottah, 9 Chittack corresponding to 5923.91 Sqm. more or less, situate, lying at and being 2B, Pagladanga Road, (Formerly 2 and 3/1 Pagladanga Main Road), P.S. Tangra, P.O. Tangra, Borough No VII, Ward No. 57, Kolkata 700015 of the Kolkata Municipal Corporation and butted and bounded as follows:

On the North	:	By Premises No 2 Pagladanga Road.
On the East	:	By Pagladang Road.
On the South	:	By CESC Portion.
On the West	:	By Pagladanga Road.



District Sub Registrar-II  
Alipore, South 24 Parganas  
11 SEP 2023

IN WITNESS WHEREOF the above named DONOR have set and subscribed his/her/their hands and  
• signatures hereunto on the day month & year first above written  
SIGNED, SEALED AND DELIVERED BY

Signed this 11<sup>th</sup> day of September 2023

For R.D. ALLOYS PRIVATE LIMITED

*Sayuj Dandani*  
Director

Witnesses:-

1. *Amit Kumar Bhowmik*  
(Amit Kumar Bhowmik)  
AF 365, Hanapara, Kestopur, Kel-102
2. *Pradip Kumar Gupta*  
37, K K Tagore St, Kolkata-70007

Drafted by me per instruction

*Sayuj Sirl*  
Advocate  
Judge  
Alipore Court, Calcutta-  
WB-1247/2023



District Sub Registrar-II  
Alibore, South 24 Parganas  
11 SEP 2023

PRE NO.:- 2B, PAGLADANGA ROAD,, KOLKATA-700015,  
 WARD NO.-57, BOROUGH NO.-VII.

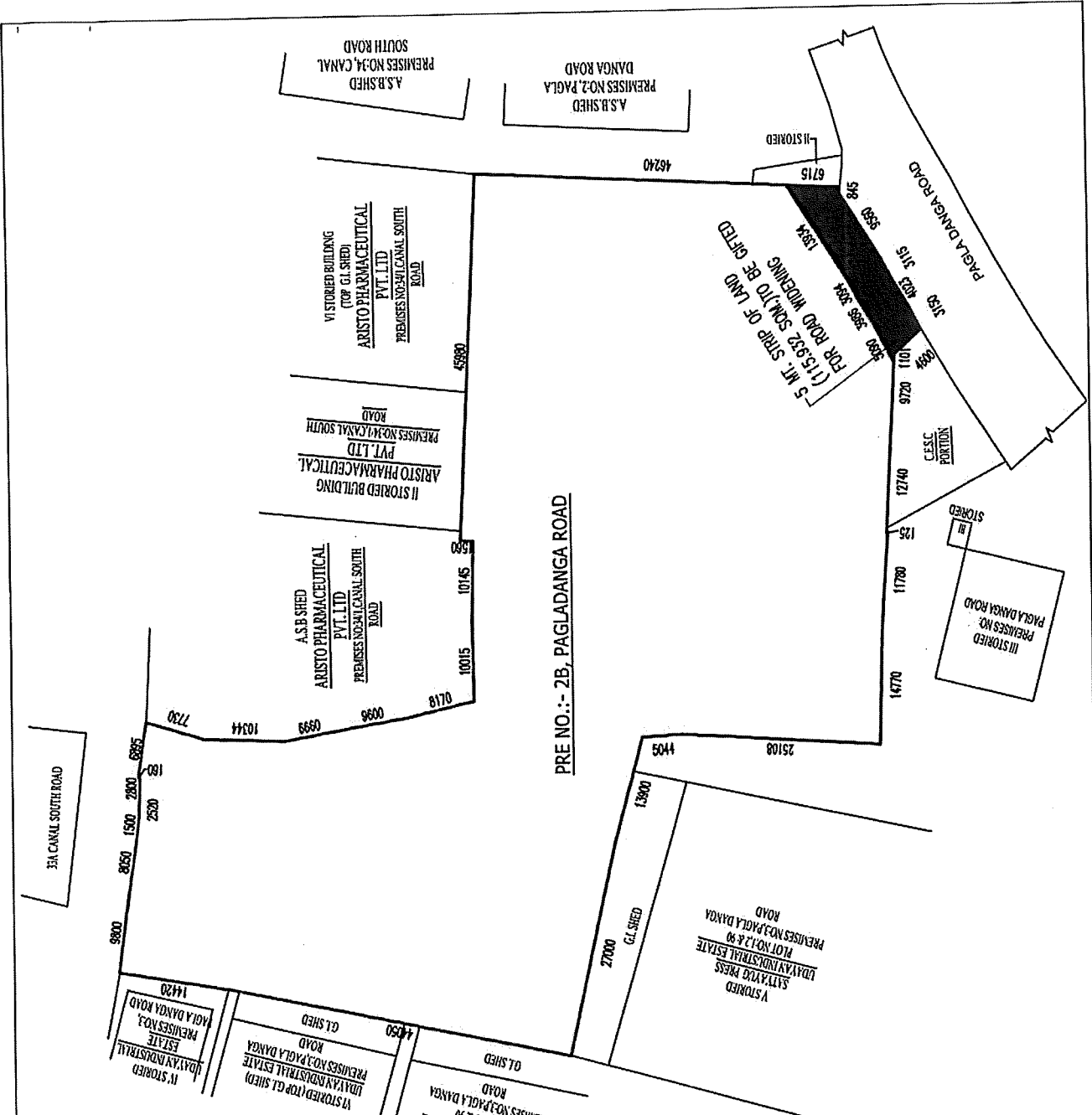
LAND AREA:

AREA OF LAND (AS PER DEED) = 4 B. 08 K. 09 CH. = 5923.91 SQM.

AREA OF LAND (AS PER SITE) = 5823.457 SQM.

GIFTED LAND AREA FOR ROAD WIDENING = 115.932 SQM.

SCALE=1:700



For R.D. ALLOYS PRIVATE LIMITED

*Sayy Dardhana*

Director

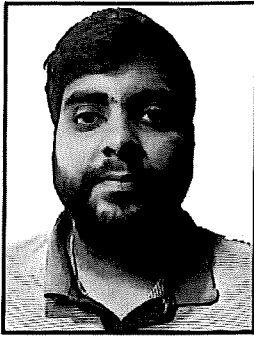










SIGNATURE OF OWNER



District Sub Registrar-II  
Alipore, South 24 Parganas  
11 SEP 2023



# SPECIMEN FORM FOR TEN FINGERPRINTS

	Sayji Dandane						
		Little	Ring	Middle	Fore	Thumb	
		(LEFT HAND)					
							
		Thumb	Fore	Middle	Ring	Little	
		(RIGHT HAND)					
PHOTO							
	Little	Ring	Middle	Fore	Thumb		
	(LEFT HAND)						
	Thumb	Fore	Middle	Ring	Little		
	(RIGHT HAND)						
	PHOTO						
Little		Ring	Middle	Fore	Thumb		
(LEFT HAND)							
Thumb		Fore	Middle	Ring	Little		
(RIGHT HAND)							



District Sub Registrar-II  
Alipore, South 24 Parganas  
11 SEP 2023

### Major Information of the Deed

Deed No :	I-1602-12980/2023	Date of Registration	11/09/2023
Query No / Year	1602-2002283292/2023	Office where deed is registered	
Query Date	07/09/2023 2:26:44 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shubham Jain 1 Lu Shun Sarani, Todl Mansion, 9th Floor, Thana : Bowbazar, District : Kolkata, WEST BENGAL, PIN - 700073, Mobile No. : 9038493519, Status :Seller/Executant		
Transaction	Additional Transaction		
[0206] Gift, Gift In f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
	Rs. 46,79,595/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:33(ii))	Rs. 0/- (Article:A(1))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pagladanga Road, , Premises No: 2B, , Ward No: 057 Pin Code : 700015

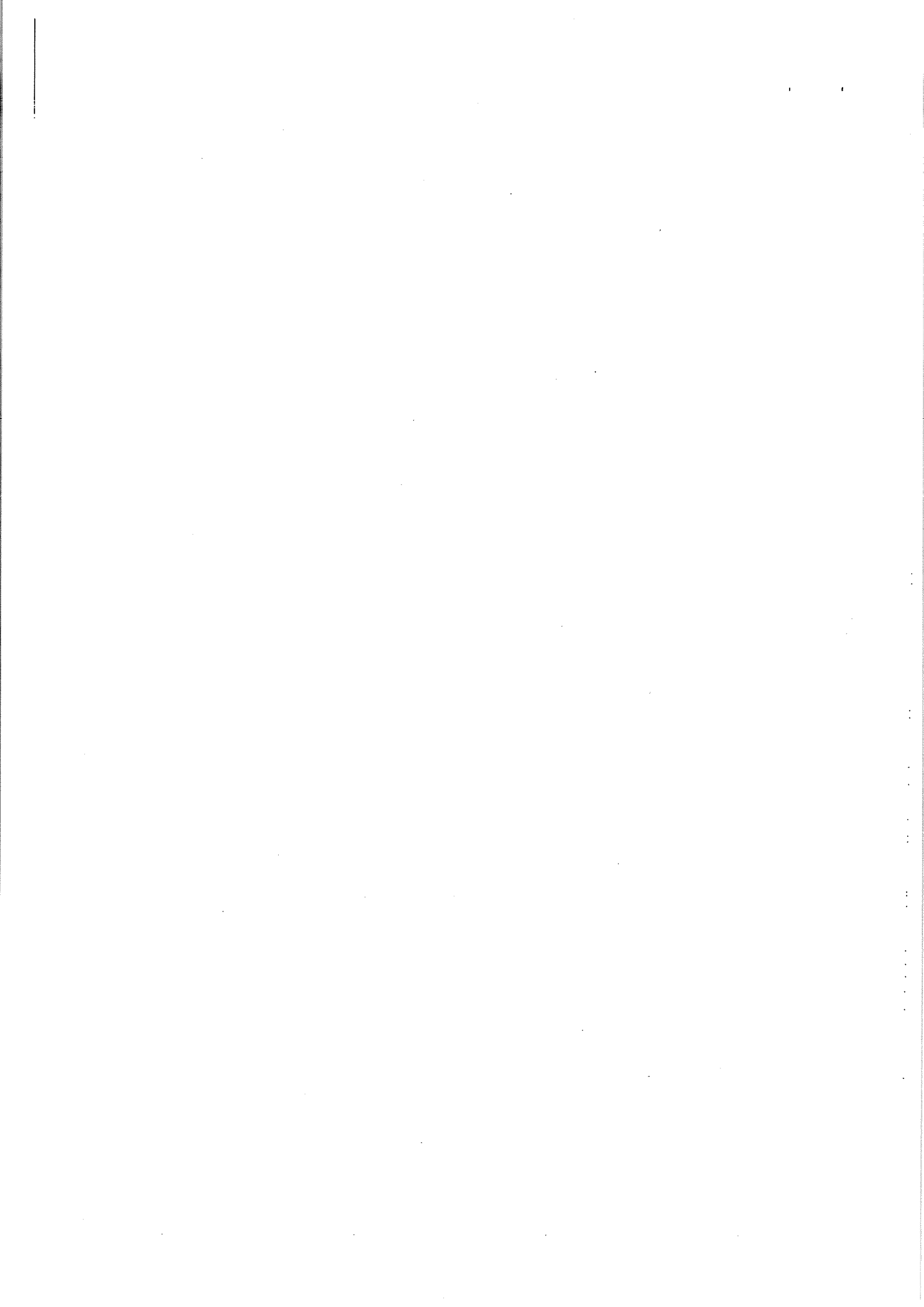
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1247.89 Sq Ft		46,79,595/-	Property is on Road
Grand Total :				2.8598Dec	0/-	46,79,595 /-	

#### Donor Details :



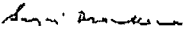
SI No	Name,Address,Photo,Finger print and Signature
1	<b>R D ALLOYS PRIVATE LIMITED</b> Chowringhee Court 55/1 Chowringhee Road, Unit-28, City:- Kolkata, P.O:- Russel Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Donee Details :



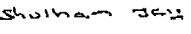
SI No	Name,Address,Photo,Finger print and Signature
1	<b>THE KOLKATA MUNICIPAL CORPORATION</b> 5 S.N. BANERJEE ROAD, City:- Kolkata, P.O:- Taltola, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

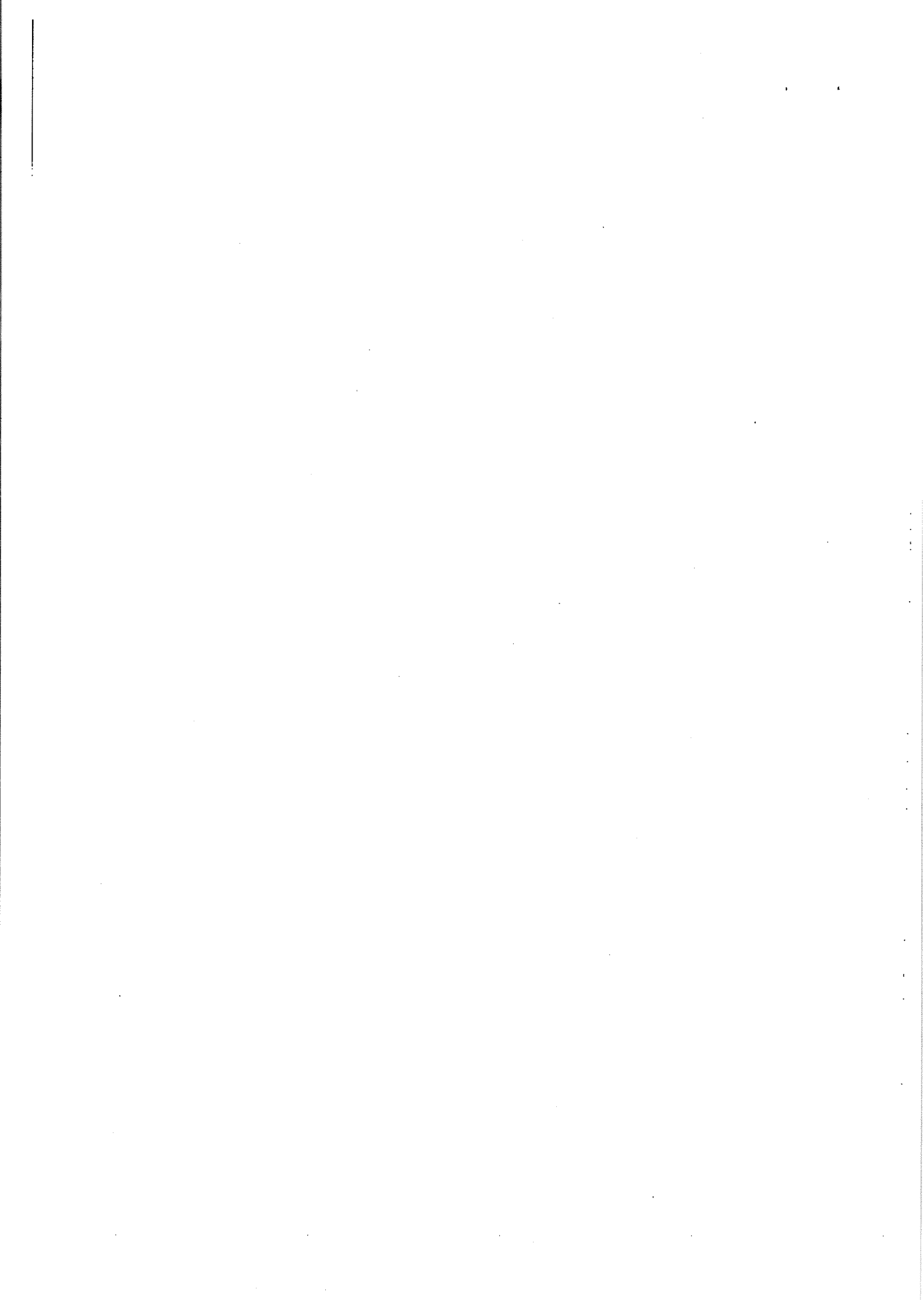


**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Sayuj Dhandhanian</b> <b>(Presentant )</b> Son of Late Manish Dhandhanian Date of Execution - 11/09/2023, , Admitted by: Self, Date of Admission: 11/09/2023, Place of Admission of Execution: Office			
		Sep 11 2023 3:16PM	LJI 11/09/2023	11/09/2023
4 Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CDxxxxxx4Q, Aadhaar No: 51xxxxxxxx3497 Status : Representative, Representative of : R D ALLOYS PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Shubham Jain</b> Son of Mr Sanjay Jain 56/2 Kings Road, Keshav Apartment, City:- Howrah, P.O:- Kings Road, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN:- 711101			
	11/09/2023	11/09/2023	11/09/2023
Identifier Of Mr Sayuj Dhandhanian			



**Endorsement For Deed Number : I - 160212980 / 2023**

**On 11-09-2023**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 0 Exempted FROM stamp duty.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 15:01 hrs on 11-09-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr Sayuj Dhandhanla .,

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

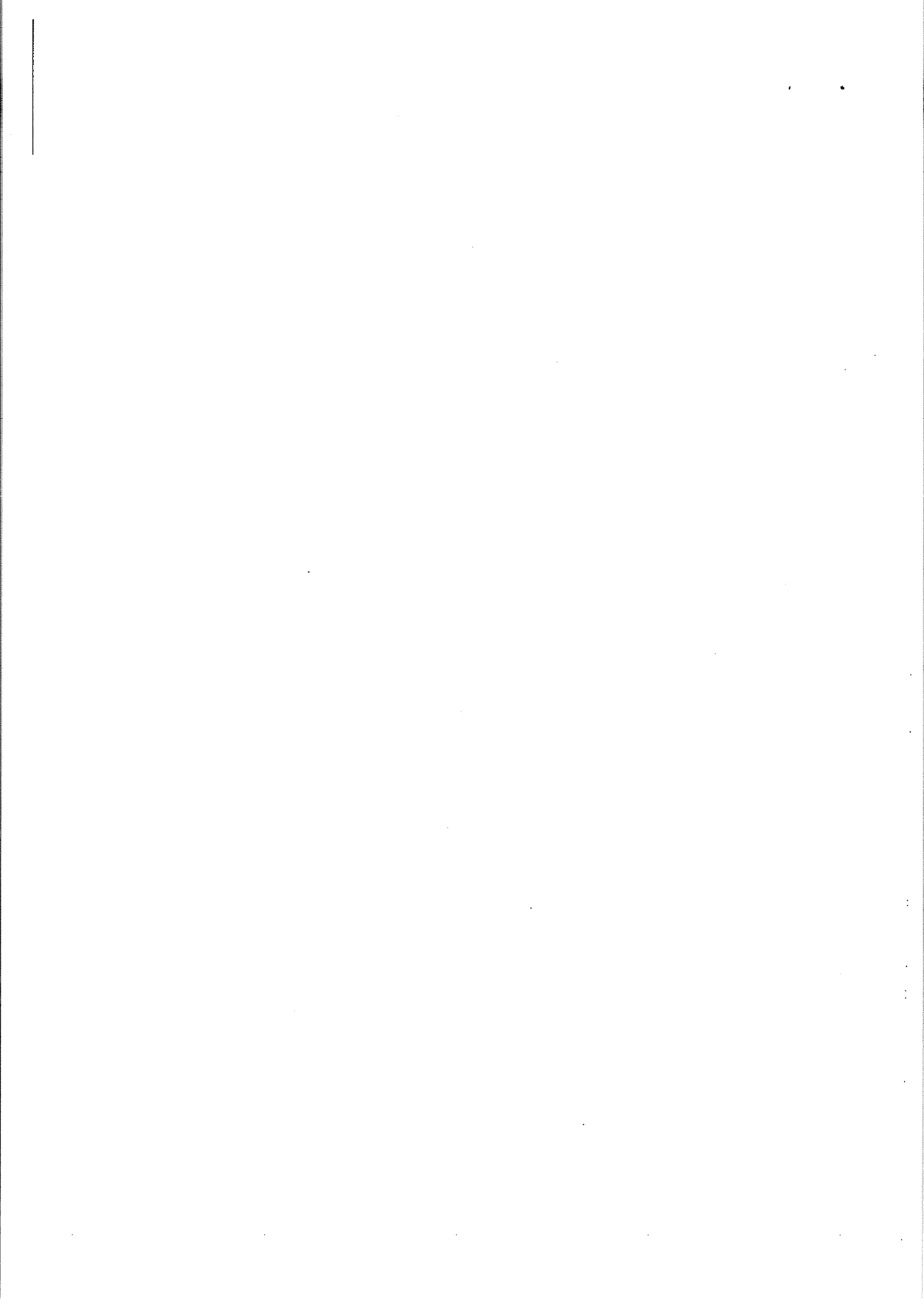
Execution is admitted on 11-09-2023 by Mr Sayuj Dhandhanla, Director, R D ALLOYS PRIVATE LIMITED (Private Limited Company), Chowringhee Court 55/1 Chowringhee Road, Unit-28, City:- Kolkata, P.O:- Russel Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by Mr Shubham Jain, , Son of Mr Sanjay Jain, 56/2 Kings Road, Keshav Apartment, P.O: Kings Road, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

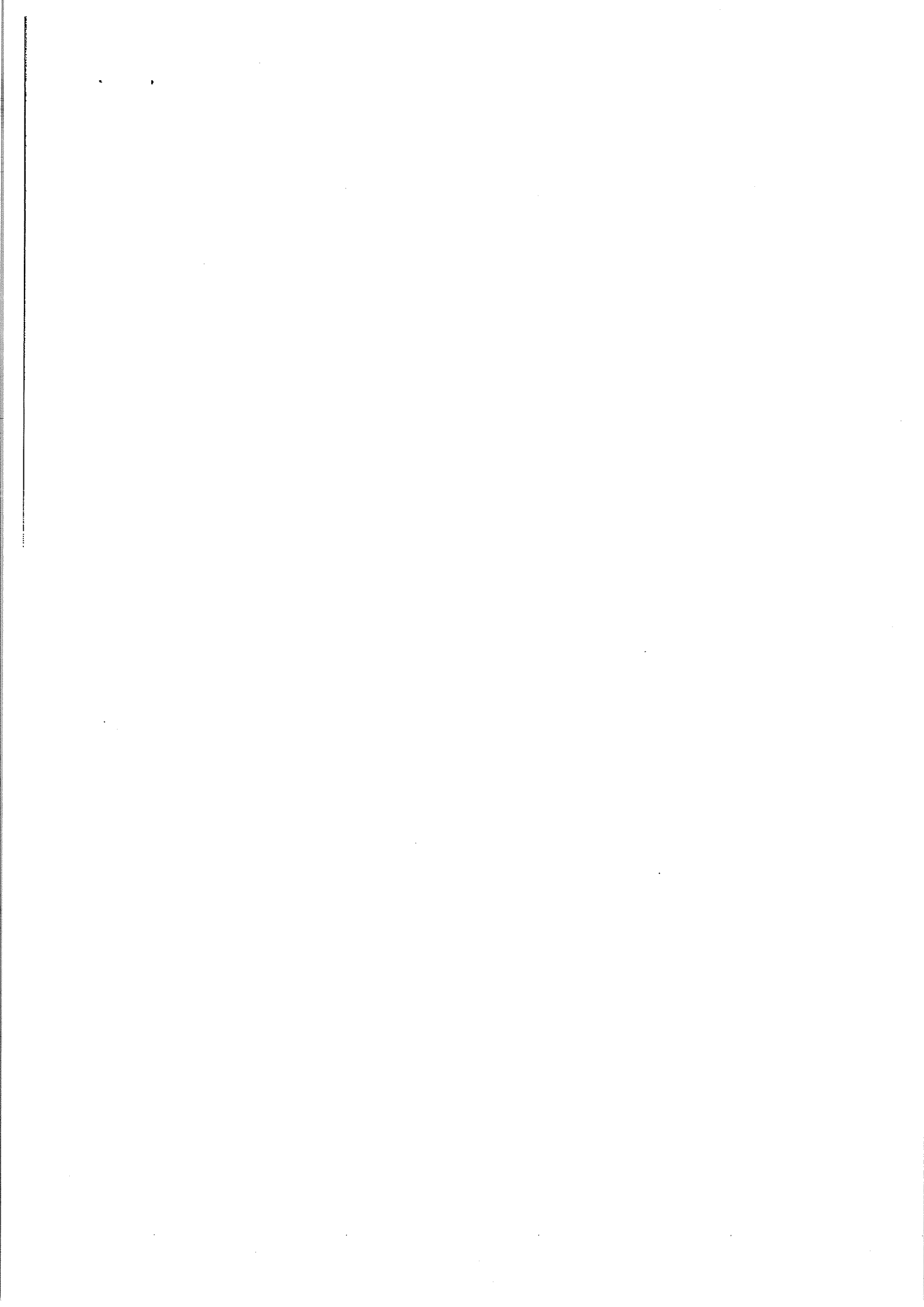
**Payment of Stamp Duty**



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**







**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1602-2023, Page from 433778 to 433788**

**being No 160212980 for the year 2023.**



*Suman*

Digitally signed by Suman Basu  
Date: 2023.09.12 17:19:04 +05:30  
Reason: Digital Signing of Deed.

**(Suman Basu) 12/09/2023**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS**

**West Bengal.**